



www.mytonhospice.org

The Myton Hospices

myton
hospice

mind
for better mental health

STRATFORD NAILS

Chef's Special
Lamb Shank
with
pot. puree and Veg.

23a Wood Street, Stratford-Upon-Avon, CV37 6JF

SHELDON
BOSLEY
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

£6,500 Per Annum

- First floor office premises
- Busy town centre location
- Extending to 732 sq ft
- Bright and airy accommodation
- Self-contained with dedicated access
- EPC B

Description

The property comprises a self-contained suite of offices in the heart of the town centre, approached by its own entrance directly from Wood Street. The first floor extends to 732 sq ft and is arranged as a reception area, four separate offices and a fitted kitchen. The main offices are carpeted and decorated, and the accommodation throughout is bright and well proportioned, with roof lights serving the rear rooms. The suite would suit a professional or service business seeking a central base, with the market place and a number of the town's bus stops close at hand.

Location

23a Wood Street occupies a central position within the historic core of Stratford-upon-Avon, one of Warwickshire's most popular and attractive market towns. Wood Street is a compact and architecturally distinctive street, characterised by period buildings, independent shops, cafés, restaurants and visitor-focused occupiers.

The property is well positioned for access to High Street, Bridge Street, Sheep Street and the wider town centre, benefiting from Stratford-upon-Avon's strong retail, leisure and tourism offer. The town is internationally recognised for its connections to William Shakespeare and attracts significant year-round visitor numbers

Accommodation

First Floor: 732 sq ft

Business Rates

The rateable value is £8,500 effective 1st April 2026. For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

Legal Costs

Each party to be responsible for their own legal costs incurred in any transactions.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC

B-49

Viewing

Strictly by prior appointment through the agents.

Important Notes

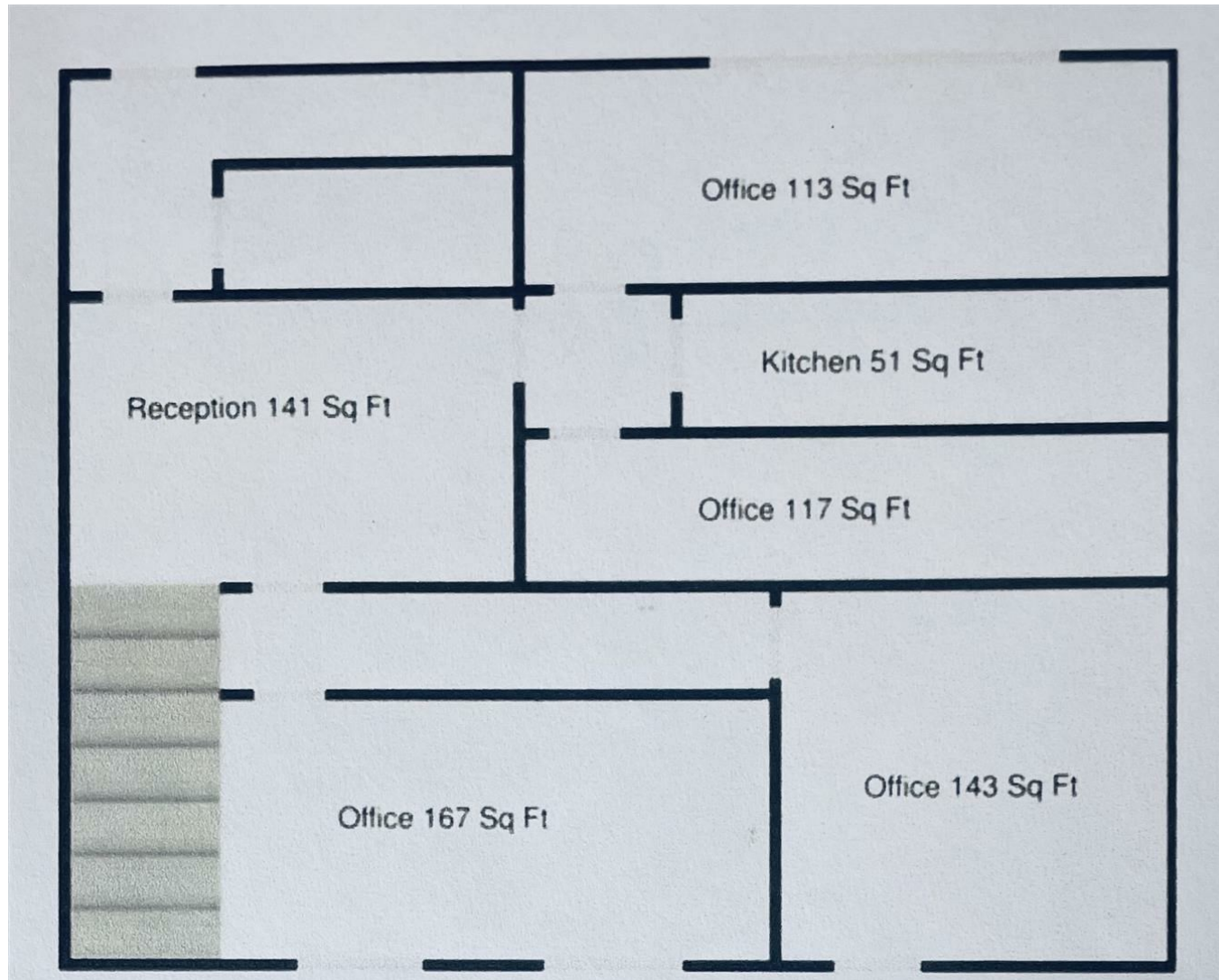
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximate only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



Plan



For further information please email commercial@sheldonbosleyknight.co.uk